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Room Sizes

Porch

6'01 x 2'04

Entrance hall

11'09 x 5'01

Toilet

5'01 x 2'07

Shower room

5'00 x 7'02

Bedroom Two

9'05 x 10'09

Bedroom One

13'03 x 9'10

Living Room

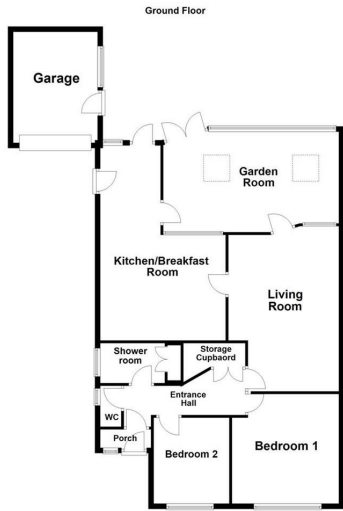
15'08 x 14'07 x 11'04

Kitchen breakfast room

16'02 x 9'07 x 7'06

Garden room

16'06 x 12'03



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk
FREE PROPERTY VALUATION Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County - total coverage for your home.
Call us on 0116 2772277 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Boswell Street, Narborough, Leicester LE19 3ED

£360,000

The Story Begins

- Beautiful detached bungalow
- Porch & Entrance hall
- Two double bedrooms
- Shower room & Toilet
- Living room
- Kitchen breakfast room
- Extended garden Room
- Private rear garden
- Driveway & Garage
- EPC Rating TBC | Council tax band TBC

Location Is Everything

Narborough enjoys an array of amenities, with a good selection of local shops, three primary schools, restaurants, public houses, post office, pharmacy, medical centre, dentist, library the list goes on. Narborough is situated south of the city and is within easy reach of motorway networks and Narborough train station. Being a rural village there are ample footpaths, bridle ways and cycle routes in the area too. A truly lovely place to live.



Inside Story

This stunning two-bedroom detached bungalow offers a perfect blend of luxury and modern living. As you enter, you're welcomed by a secure porch that leads into a lovely entrance hall. To your left, you'll find a convenient downstairs toilet, with a stylish shower room right next door, ensuring ease for guests and family. Continuing down the hall, there are two spacious double bedrooms, each featuring modern fitted wardrobes that provide ample storage while maintaining a sleek aesthetic. At the end of the hall you'll find a practical storage cupboard, perfect for coats and other belongings. The living room serves as a true sanctuary, complete with a charming fireplace that sets the scene for cozy nights in. A bay style feature at the rear of the living room allows natural light to flood the space, while a door leads you into the delightful garden room. The kitchen breakfast room is a highlight of the home, featuring a breakfast bar area and two doors leading to the exterior, this space is perfect for entertaining or enjoying a morning coffee. The kitchen is fitted with modern wall and base units, a white porcelain sink drainer, and a gas hob, complemented by an integrated oven, microwave, dishwasher, and fridge freezer. There's also a hidden space for a washing machine and dryer behind the fitted units, enhancing the home's luxurious feel. A door from the kitchen opens into an exceptional garden room, where skylights flood the space with natural light. Double doors lead directly into the garden, creating a seamless connection with the exterior of the property. Windows looking into the kitchen and living room make this space feel like an integral part of the home. A viewing is highly recommended to truly appreciate the beauty and charm of this remarkable bungalow has to offer.

